

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

June 10, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:37 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Todd Matson
Laura Foster
Craig Nicholson
Nathan Walter (Board member Arthur Munoz absent)
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

In a letter to the Board from Ms. Hanes (unit 248), reimbursement for an auto **towing** incident and a policy review of auto towing were requested. The Board denied the request for reimbursement and agreed to send a mass email to homeowners & residents, with email addresses on file with the Association, before a vehicle is removed from the Grove for a **parking violation** (excluding vehicles parked in the fire lane or blocking access). A review of the current Grove parking policy will be placed on the July Board meeting agenda.

Meeting Minutes: The **May Board Meeting minutes** (5/13/10) were reviewed and **approved** as presented.

Treasurer's Report:

	May '10	YTD
Total Income	\$61,970.00	\$324,789.80
Operating Expenses	28,519.25	153,096.32
Reserve Expenditures	0	5,714.75
Total Expenditures	28,519.25	158,811.07
Transfer to Reserve	(33,450.75)	(164,402.73)
Transfer from Reserve	0	0
Total in Savings	\$1,042,214.09	
Total Assets	\$1,088,151.65	

James N. reported Operating Expenses are approximately 5% below budget.
The May Treasurer's Report was unanimously **accepted** as presented.

Landscaping: In a walk-through with Landscaping Mgr., Ms. Leyva, additional planting in areas with sparse tree placing was recommended; a second walk-through with Enviroscaping (Joe) will be scheduled.

Old Business

The Board addressed:

- **Handicap access** (unit 219): The Board discussed a letter from Dr. Zuk 's daughter (unit **219**) requesting the installation of a **ramp** in place of steps leading to his unit, now required due to a physical handicap. The letter requested a curb cutout for access to the sidewalk near the trash enclosure for building 7620 and a ramp in place of the steps for unit 219. The Board approved the curb cutout by Seaview Construction and requested a copy of the plans for the ramp construction from Dr. Zuk, prior to approval.
- **Dry rot repairs:** James N. reported repair work on the staircase to unit 364 is held for construction permit procurement.
- **Building 7606 improvements:** the Board tentatively approved the quote for repairs from RD Constr. (\$32K); James N. to arrange meeting with RD Constr. and structural engineers (Ehlen) for a site/visual review.
- **Entry gate system:** questions on the proposed (new) system answered by Consolidated; formal bid in process, to be forwarded to the Association/James N.
- **Bats:** upon inspection, there is evidence that many buildings may have been subjected to bat "visits"; Board approved quote from Home Roofing to install trim pieces around chimneys and, if needed, "Bat Extruder" for required repair/deterrence remedies. (Base price \$4,350).
- **Fumigation:** bid from Lenz Pest Control (\$4,615) for "tenting" building 7626 approved; Board requested Sept. 8-10, 2010, for fumigation.

No other Old Business

New Business

Items addressed:

- **Mortgage lender questionnaire:** the Board tabled seeking a legal opinion on list of questions from lenders concerning Grove insurance, CC&R's, etc.; bid from Attny. J. Smith for review and recommendations: \$680.
- **Vehicle towed** (parking violation): James N. notified the Board that at the Board's request, a silver, Jeep Grand Cherokee with expired registration (6+ months) was removed from the Grove on June 8, 2010; no further action required.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:42.

The next Board meeting is scheduled for **Thursday, July 8, 2010, at 6:30 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe